

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: APRIL 4, 2007****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

MAJOR MODIFICATION

MOD-19114 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CLIFF'S EDGE, LLC - Request for a Major Modification TO REVISE THE CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES TO CLARIFY CERTAIN SETBACK, LANDSCAPE, DESIGN, WALL, ARCHITECTURAL PROJECTION SEPARATION AND BALCONY SEPARATION STANDARDS; TO ALLOW THREE STORY SINGLE FAMILY DWELLINGS WITH A MAXIMUM HEIGHT OF 38 FEET AND TO ADD A SIGN STANDARD SECTION, (APN Multiple), PD (Planned Development) Zone, Ward 6 (Ross). The Planning Commission (3-3 tie vote on a motion for approval) NO RECOMMENDATION. Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

2

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

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**RECOMMENDATION:**

The Planning Commission (3-3 vote on a motion for approval) ended in a tie vote NO RECOMMENDATION. Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revisions for the Cliff's Edge Development Standards
6. Submitted after Final Agenda – Builder Sign Guidelines

Motion made by STEVEN D. ROSS to Approve Subject to Conditions and adding the following conditions as read for the record:

- A. Approval is to allow three-story or 35 feet in height, whichever is less.
- B. A maximum of two a-frame signs shall be permitted at each community entrance.
- C. Illumination of the permanent entrance way sign shall be in accordance with 19.14 which permits illumination, subject to approval of the Planning and Development Department.

**CITY COUNCIL MEETING OF: April 04, 2007**

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON,  
OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

LIZ SOROKAC, 3800 Howard Hughes Parkway, appeared on behalf of Focus Group and  
stated they worked with staff to come to an agreement.

COUNCILMAN ROSS indicated the developer met with area residents and that a new height  
was agreed upon. MARGO WHEELER, Director of Planning and Development Department,  
read into the record three added conditions, which were agreed to by the applicant.

MAYOR GOODMAN declared the Public Hearing closed.

